

43-47 BANK STREET, IRVINE, KA12 OLL



LOCATION

The subjects are located on Bank Street in an area of established retail and office use a short distance east of Irvine town centre.

Irvine is the principal town within the North Ayrshire Council area having a resident population of around 33,200.

THE PROPERTY

The subjects comprise a traditional detached two storey office building of stone and brick construction with pitched and hipped roof clad in slate.

The property has been sub-divided to form self-contained office suites and benefits from a large private car park to the rear.

Each suite has a separate entrance, the internal accommodation comprises the following:

43 Bank Street - Ground Floor Suite

- > Outer Vestibule
- > Reception Hallway
- > Three Offices
- > Staff Rest Room
- > Staff Kitchen
- > Toilets

45 Bank Street - Ground Floor Suite

- > Outer Vestibule
- > Reception Hallway
- > Four Offices
- > File Room
- > Staff Kitchen
- > Staff Toilets

47 Bank Street – First Floor Suite

Ground Floor Vestibule

- > Upper Reception Area
- > Nine Office Rooms
- > Staff Room
- > Staff Kitchen
- > Staff Toilets

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

No 43 RV £9,000

No 45 RV £8,900

No 47 RV £15,800

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

43 Bank Street

Let to P & B Singleton for 5 years from 4^{th} November 2018 at a rental of £9,500 p.a., tenant break option at the end of year 3.

45 Bank Street

Let to D M Hall Chartered Surveyors with the lease term extended to August 2020 at a passing rent of £9,000 p.a.

47 Bank Street

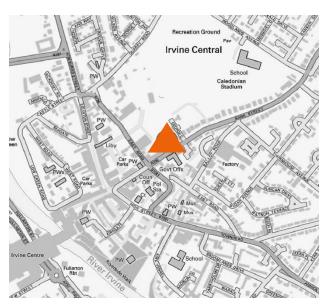
This upper floor suite is currently vacant although being marketed at offers over £18,500 p.a.

The potential income is therefore around £37,000 p.a.

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ACCOMMODATION	SqM	SqFt
43 Bank Street	98.32	1,058
45 Bank Street	101.56	1,115
47 Bank Street	205.44	2,211
TOTAL	407.32	4,384

The above areas have been calculated on a net internal area basis.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987 Kevin N Bell BSc MRICS <u>kevin.bell@shepherd.co.uk</u> Arlene Wallace <u>a.wallace@shepherd.co.uk</u>

www.shepherd.co.uk



PRICE

Offers over £350,000 are invited

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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